

# SAN ANTONIO PLANNING COMMISSION MINUTES

April 9, 2008  
2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Ivy R. Taylor

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)
- Technical Advisory Committee Update

### 2. 2:00 P.M.— Call to Order, Board Room

### 3. Roll Call -- Present: Van Eman, Garcia, Romero, Limon, Friesenhahn, Taylor, Chan, James Absent: Hartman

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS:

#### A. 080018

#### San Antonio Int'l Airport 15

(On the southwest side of Skyplace Blvd at Nakoma/Jones Maltsberger)

Chairman Van Eman opened the public hearing.  
Chairman Van Eman closed the public hearing.

## CONSENT AGENDA

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

### **PUBLIC HEARING FOR ITEM 6 HELD ABOVE:**

6.     **080018**     **San Antonio Int'l Airport 15**  
                    (On the southwest side of Skyplace Blvd at Nakoma/Jones  
                    Maltsberger)

### **PLATS:**

7.     **060416**     **U-Haul Addition at Seguin Road**  
                    (On the north side of Seguin Road (FM 78), east of Railway)
8.     **070273**     **Colony at Encino Commons**  
                    (North of the intersection of Evans Road and Encino Commons)
9.     **070316**     **Tausch Farms, Unit 1A**  
                    (West of Leslie Road, north of Shaenfield Road)
10.    **070717**     **Estates of Redland PUD**  
                    (On the southside of Redland Road, east of Legend Oaks)
11.    **080084**     **Tausch Farms, Unit 1B**  
                    (West of 1604, north of Shaenfield Road)

### **DEFERRALS:**

12.    **080223**     **Boehme's Estate**  
                    (On the north side of Jung Road, east of Flowing Path)

### **LAND TRANSACTIONS:**

13.    Approval to acquire a utility/traffic signal easement and a traffic signal easement at Oakdell Way and Eckherth Road and a Traffic Signal Easement at Roan Bluff and Evans Road for the installation of new traffic signals at each location. (Lilly Banda, Traffic Management Engineer; Department of Public Works)
14.    **S.P. 1337**    Request for joint use agreement for sewer line over COSA controlled property located within Newcomb Drive in District 2. (Oscar Serrano, Real Estate Manager; Capital Improvement Management)

Chairman Van Eman asked for a motion to approve the Consent Agenda.

Motion: Commissioner Garcia to approve the Consent Agenda.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

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## INDIVIDUAL CONSIDERATION

### PLATS:

- 15. 070347 Judson Lofts** (Dedication)  
(On the west side of South Flores Street, south of Guadalupe Street)

Staff introduced the item and recommended approval.

Motion: Commissioner Romero to follow staff recommendation.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

- 16. 070732 Shila Subdivision** (Dedication)  
(On the south side of East Commerce Street, east of North Olive Street)

Staff introduced the item and recommended approval of the variance and plat regarding a Substandard existing street along Idaho Street.

Motion: Commissioner James to follow staff recommendation.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

### VARIANCES and APPEALS:

- 17. 070593 Lady of the Lake Gardens** (Deferral Appeal)  
(At the northwest corner of Castroville Road and SW 35<sup>th</sup> Street)

Staff introduced the item and recommended approval of the 150 day extension and disapproval of the resolution to terminate utility service.

Mr. Arne Gonzales, Engineer, addressed questions raised by the Commission.

Mr. Richard Robles, Pastor, addressed questions raised by the Commission.

Motion: Commissioner Garcia to follow staff recommendation.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

### **COMPREHENSIVE MASTER PLANS:**

18. **Case Number 08015** – Continued from February 27, 2008 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.13-acres generally located at 3119 S. Gevers more specifically described by legal description NCB 2946 BLK 8 Lot 16 from Low Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).

Staff informed the Commission that the applicant has requested a continuance for 90 days.

Mr. David Torres, 3119 S. Gevers, asked for a continuance for 90 days in order to allow them time to change their request.

Motion: Commissioner Romero for a continuance until the first meeting in July.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

19. **Case Number 08016** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 3.063-acres located along the south right-of-way of Ray Ellison approximately 300 feet east from Loop 410 from Low Density Residential to Community Commercial land use. (Planning and Community Development Department by Rebecca Paskos, Senior Planner; Nina Nixon-Mendez, Planning Manager)

Staff introduced the item and recommended approval.

Chairman Van Eman opened the public hearing.  
Chairman Van Eman closed the public hearing.

Motion: Commissioner Garcia to follow staff recommendation.  
Second: Commissioner Limon  
In Favor: Unanimous

Opposed: None  
Motion Passes.

20. Consideration of a resolution affirming that an update to the North Central Neighborhoods Community Plan, which covers an area generally bounded by Loop 410 on the north, US Highway 281 North. on the east; Hildebrand on the south; and Blanco Rd on the west, is not warranted at this time, in accordance with Planning and Community Development Department staff's recommendation and analysis. (Planning and Community Development Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager)

Staff introduced the item and recommended approval.

Motion: Commissioner Romero to follow staff recommendation.  
Second: Commissioner Taylor  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

#### **OTHER ITEMS:**

21. Approval of the minutes for the March 26, 2008 Planning Commission meeting

The item was pulled from the agenda to be considered at a later date.

22. Director's report -- None.

23. Questions and discussion

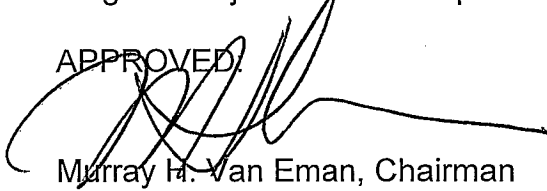
Chairman Van Eman announced that Commissioner Taylor's last meeting would be today as she is resigning from the Commission.

24. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

25. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:40 p.m.

APPROVED:

  
Murray H. Van Eman, Chairman

ATTEST:

  
Executive Secretary